

ZONE CHANGE ORDINANCE SHEET

Ordinance No. 156,166

An ordinance amending Section 13.01 of the Los Angeles Municipal Code to establish regulations in the Los Angeles City Oil Field to permit the continued operation of existing oil production sites, the drilling, redrilling, production and servicing of new and existing oil wells, and certain aesthetic improvements.

WHEREAS, the City of Los Angeles adopted a series of regulations governing oil exploration, drilling and production within the City in 1946 and, as needs dictated, periodically modified and amended such regulations since 1946; and

WHEREAS, the Los Angeles City Oil Field was discovered in the 1890's and was governed by such regulations and still produces oil to this day; and

WHEREAS, the Los Angeles City Oil Field is capable of producing additional quantities of oil if the Los Angeles Municipal Code is amended to permit drilling of new oil wells and the redrilling and deepening of existing oil wells; and

WHEREAS, there is a continuing need to maintain existing oil production, to protect those land uses surrounding the existing production sites, to improve the appearance of the existing production sites, and to encourage the full recovery of oil resources from the Los Angeles Oil Field; NOW THEREFORE

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. The definition of "URBANIZED AREA" in Subsection B of Section 13.01 of the Los Angeles Municipal Code is hereby amended to read:

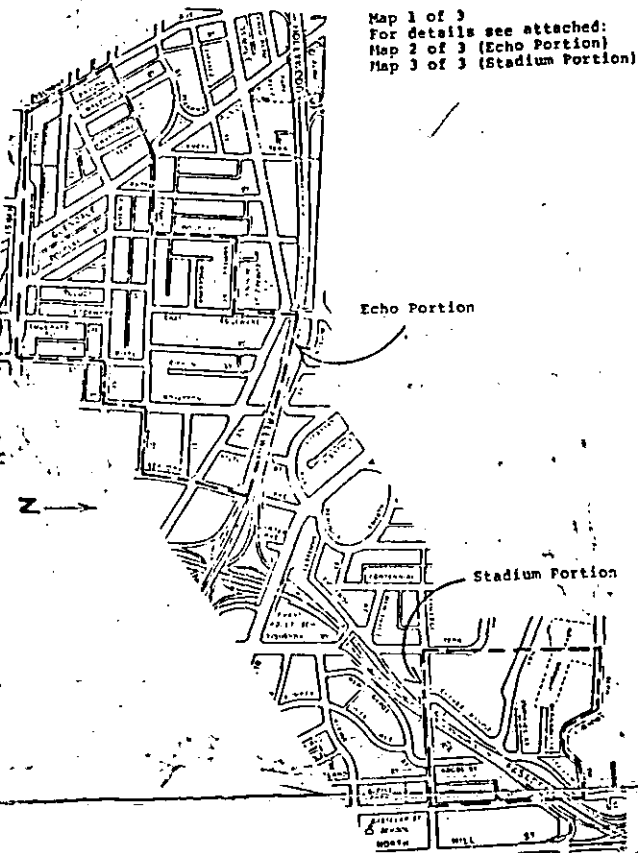
"URBANIZED AREA" shall mean all land in the City, except land in the M3 zone, and land which has been determined to be "Non-urbanized Area" by the Commission or Council or land located in the "Los Angeles City Oil Field Area."

Sec. 2. The following definitions are hereby added to Subsection B of Section 13.01 of the Los Angeles Municipal Code in proper alphabetical sequence to read:

"DRILLING AND PRODUCTION SITE IN THE LOS ANGELES CITY OIL FIELD AREA" shall mean locations within an oil drilling district in the "Los Angeles City Oil Field Area" upon which surface operations for the drilling, deepening or operation of an oil well or any operation incident thereto, are permitted under the terms of this Section, subject to the conditions prescribed by written determination by the Zoning Administrator.

"LOS ANGELES CITY OIL FIELD AREA" shall mean all land in the City within the areas identified on the following maps and shall include all oil producing zones beneath such areas but no deeper than the third zone beneath the surface of the earth.

LOS ANGELES CITY OIL FIELD AREA



Map 1 of 3
For details see attached:
Map 2 of 3 (Echo Portion)
Map 3 of 3 (Stadium Portion)

C.P.C. NO. _____

PUBLISHED DATE 12-24-81

EFFECTIVE DATE 1-24-82

D.M.-C.M. NO. 132B209, 135B209
135B205, 135B213

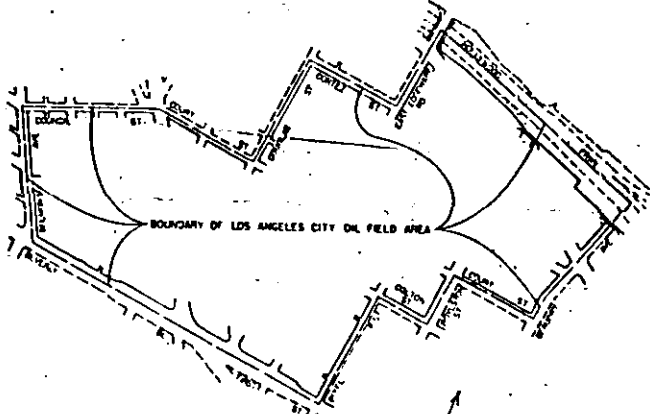
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DATE PLATTED 5-8-84

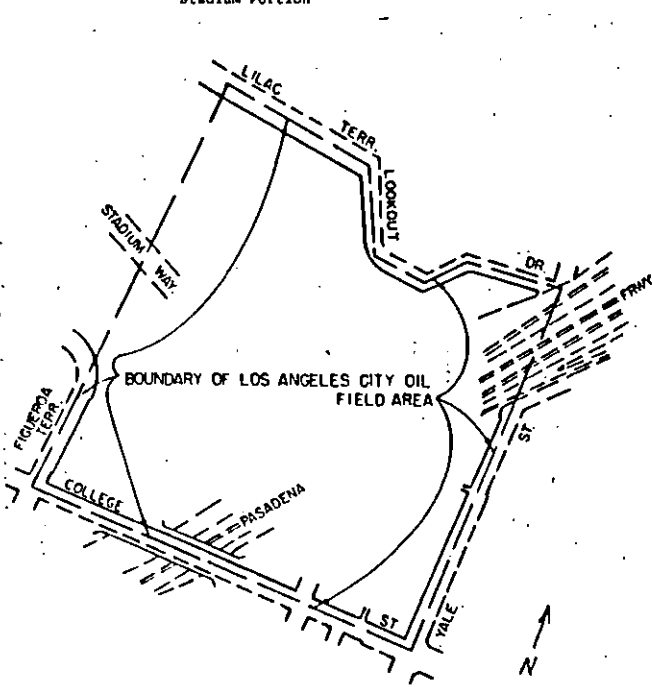
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DATE PLATTED 5-8-84



Map 3 of 3
Los Angeles City Oil Field Area
Stadium Portion



Sec. 3. Subdivision 4 of Subsection D of Section 13.01 of the Los Angeles Municipal Code is hereby amended to read:

4. LOS ANGELES CITY OIL FIELD AREA - Each application for the establishment of an oil drilling district in the Los Angeles City Oil Field Area shall:

(a) Include property not less than one acre in size, bounded on each side by a public street, alley, walk or way and such district shall be wholly contained within the Los Angeles City Oil Field Area.

(b) Contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas or other hydrocarbon substances under the surface of at least 75% of the total land area of the property to be included in said district.

Any municipal body or official required by law to consider and make a report or recommendation relative to or to approve or disapprove such application may request the applicant in writing to submit for inspection copies of leases and contracts held by applicant in support of such asserted proprietary or contractual authority. The limitations of time for acting upon such application shall be suspended from the time of mailing such request until the documents requested have been submitted.

Sec. 4. subsection D of Section 13.10 of the Los Angeles Municipal Code is hereby amended to add a new Subdivision 5 to read:

5. General - All Areas - No application for the establishment of an oil drilling district shall be accepted for filing in the City Planning Department unless it has first been submitted to and reported on by the Assistant City Administrative Officer in charge of Petroleum Administration. Said report shall consider the propriety of the proposed boundaries of the district, the desirability of the drill site location and whether or not the exploration for oil is geologically justified in the district. Said report shall be made within 30 days of the receipt of said application. A copy of said report shall accompany the application when it is filed with the City Planning Department.

Sec. 5. Subsection E of Section 13.01 of the Los Angeles Municipal Code is hereby amended to add a new Subdivision 4 to read:

4. LOS ANGELES CITY OIL FIELD AREA - Each oil drilling district established in the Los Angeles City Oil Field Area shall be subject to the following conditions:

(a) The boundary of each district shall follow the center line of city streets as far as practicable;

(b) Each district shall include the streets, ways, alleys within the boundaries thereof and shall be substantially compact in area;

(c) The drilling, pumping, redrilling, repairing, maintenance or other servicing of any new oil well Class A in said district shall be conducted only on a Drilling and Production Site in the Los Angeles City Oil Field Area upon which at least one lawful oil well Class A is operated on the effective date of this Subdivision;

(d) The number of new oil wells Class A permitted on such a Drilling and Production Site in the Los Angeles City Oil Field Area shall not exceed one new well to each acre in the district;

(e) Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling new drilling and production operations as provided in Subsection H of this Section, must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the total land area of the property in the district to be explored.

(f) Within one year from the date the written determination is made by a zoning administrator prescribing the conditions controlling drilling and production operations, as provided in Subsection H of this Section, each applicant or his successor in interest shall offer in writing to each record owner of property located in said oil drilling district who has not joined in the lease or other authorization to drill, the right to share in proceeds of production from new wells bottomed in said district upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of said district. The offer hereby required must remain open for acceptance for a period of five years after the date the said written determination is made by a Zoning Administrator. During the period said offer is in effect, said applicant, or his successor in interest, shall impound all royalties to which said owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the said record owners of property in the district who had not signed the lease at the time such written determination was made by a Zoning Administrator, but who accept such offer in writing within the said five-year period. Any such royalties remaining in any bank or trust company at the time said offer expires which are not due or payable as hereinabove provided shall be paid pro-rata to those owners who, at the time of such expiration, are otherwise entitled to share in the proceeds of such production.

(g) the entire site upon which new oil wells are to be drilled shall be adequately fenced and landscaped; plans showing the type and extent of such landscaping shall be first submitted to and approved by the Zoning Administrator.

(h) Each applicant, requesting a determination by a Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Subsection H of this Section, shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished by him) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of each and all of the conditions, provisions, restrictions and requirements of this Section, and all additional conditions, restrictions, or requirements determined and prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator or any change of specifications or requirements that may be approved or required by him or by any other officer or department of the city or any other alteration, modification or waiver affecting any of the obligations of the grantee made by any city authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this Section.

(i) If a Zoning Administrator determines after first receiving a report and recommendation from the City Administrative Officer, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, he/she shall have the authority, after consulting with recognized experts in connection with such problem and with those persons producing hydrocarbons from the affected area, to require the involved oil producer or producers to take corrective action, including repressurizing the oil producing structure or cessation of oil drilling and production.

(j) A Zoning Administrator may impose additional conditions or require corrective measures to be taken if he/she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

(k) Should more than one site upon which oil production activities are lawfully operating exist within a district on the effective date of this Subsection, the operator of such a site may apply to the Zoning Administrator for the establishment of fencing and landscaping requirements. Once the requirements have been satisfied such operator shall be relieved of the restrictions specified in Section 12.23 C4 (b) of this Code. Should such operator of such a site in a district desire to redrill or deepen a lawfully operating oil well Class A on the effective date of this Subsection, such operator shall comply with the provisions of Subsection H of this Section. Compliance with the determination of conditions issued shall relieve such operator of the restrictions specified in Section 12.23 C4 (a) and (b) of this Code.

Sec. 6. Subsection G of Section 13.01 of the Los Angeles Municipal Code is hereby amended to add a new Subdivision 4 to read:

4. Districts in the Los Angeles City Oil Field Area. (For boundaries of such districts and any conditions applicable thereto, refer to maps and records in the City Planning Office.)

Sec. 7. The second unnumbered paragraph of Subsection H of Section 13.01 of the Los Angeles Municipal Code is hereby amended to read:

Where the district is in an urbanized or off-shore area, a Zoning Administrator, after investigation, may deny the application if he finds that there is available and reasonably obtainable in the same district or in an adjacent or nearby district within a reasonable distance one or more locations where drilling could be done with greater safety and security with appreciably less harm to other property, or with greater conformity to the comprehensive zoning map. A Zoning Administrator shall deny an application for a drill site in an urbanized or off-shore area unless the applicant first files with the Zoning Administrator in a form and executed in a manner approved by a Zoning Administrator (1) either of the following continuing written offers (a) to make such drill site available to competing operators upon reasonable terms, or (b) to enter into or conduct joint operations for a unit or cooperative plan of development of hydrocarbon reserves upon reasonable terms, if whichever course offered is determined to be feasible by a Zoning Administrator, and is subsequently required by him in order to effectuate the above set forth purposes, and (2) an agreement to abide by the determination of the City Administrative Officer if any dispute arises as to the reasonableness of such terms after first having an opportunity to be heard thereon. Where the district is in a non-urbanized area, in the Los Angeles City Oil Field Area, or in those cases where a Zoning Administrator approves an application in an urbanized or off-shore area, a Zoning Administrator shall determine and prescribe such additional conditions or limitations, not in conflict with those specified in the ordinance establishing the district, which he deems appropriate in order to give effect to the provisions of this Section and to other provisions of this Chapter relating to zoning. Where the proposed operation is in the M3 zone and is within 500 feet of a more restrictive zone, a Zoning Administrator shall prescribe such conditions and limitations, if any, as he deems appropriate to regulate activity which may be materially detrimental to property in the more restrictive zone. All such conditions previously imposed by a Zoning Administrator in accordance with the provisions of this Chapter are continued in full force and effect.

Sec. 8. The final unnumbered paragraph of Subsection J of Section 13.01 of the Los Angeles Municipal Code is hereby amended to read:

Any ordinance establishing a non-urbanized district or district in the Los Angeles City Oil Field Area shall become null and void one year after all wells in the district have been abandoned in accordance with legal requirements, unless the Zoning Administrator, on the basis of sufficient proof, determines that the district is part of a group in which secondary hydrocarbon recovery operations are taking place, and that production from an adjoining or adjacent district is located thereunder a unit or pooling agreement. In such cases, a Zoning Administrator may, if he finds that good and reasonable cause exists therefor, extend the termination date to coincide with the termination date of the adjoining or adjacent district in which secondary recovery operations are being conducted. A Zoning Administrator may terminate any such district when the reasons for said extension no longer apply.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of December 8, 1981.

REX E. LAYTON,
City Clerk.

By Edward W. Ashdown, Deputy.

Approved December 14, 1981.

TOM BRADLEY,
Mayor.